

Executive Director's Recommended Enforcement Decision

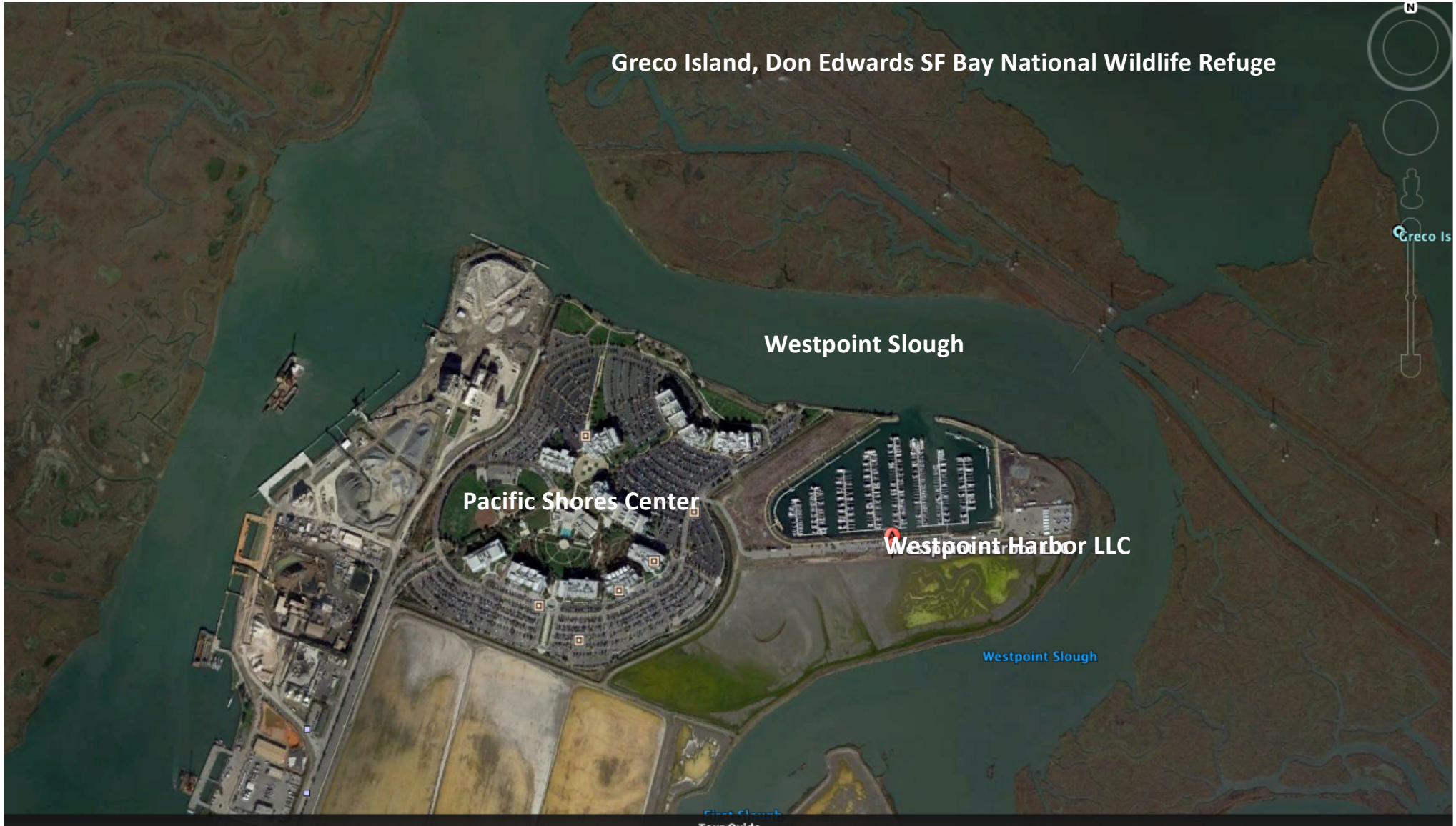
Proposed Settlement Agreement between the Commission and Westpoint Harbor, LLC

Marc Zeppetello, Chief Counsel

November 8, 2018



Making San Francisco Bay Better



Pedestrian Connection between PS and WPH



Pacific Shores Development

Phase 3 Area

Guest Docks

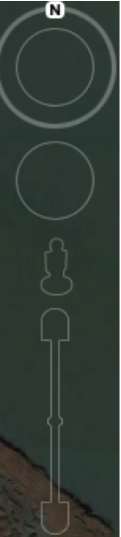
Vehicular Entrance

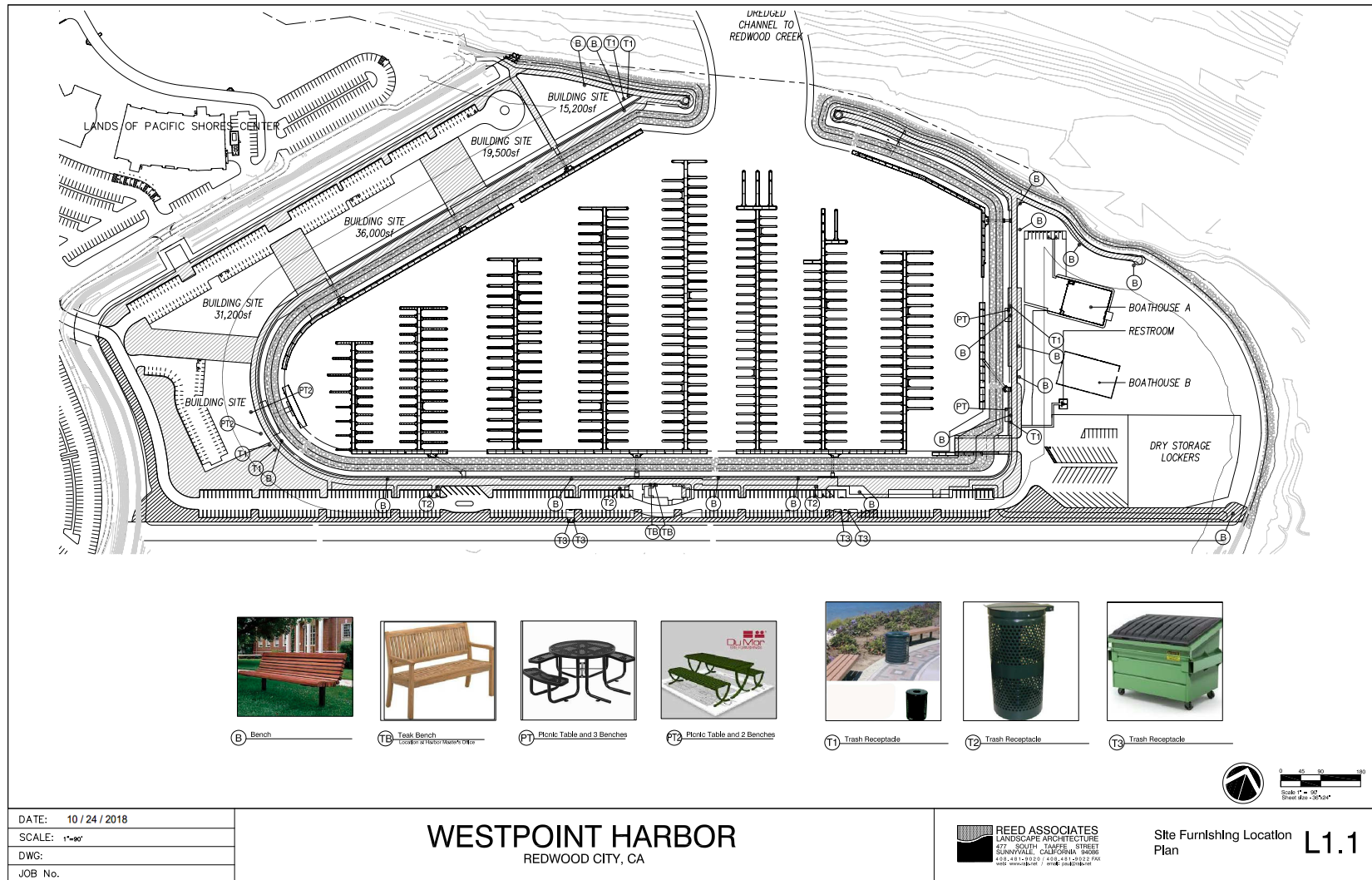
Surf 101 Sports
Rowers Dock

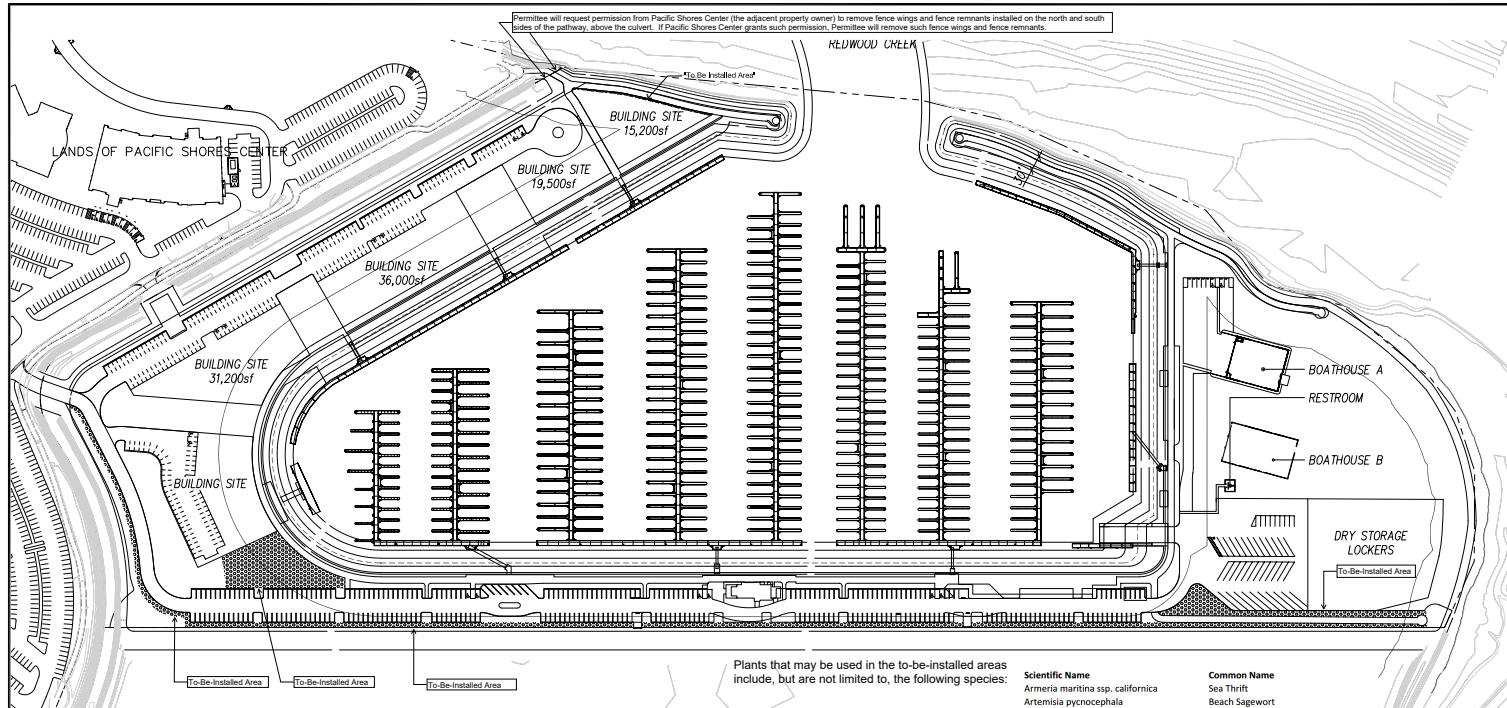
Phase 2 Boatyard

Westpoint Harbor LLC

Remainder of Pond 10







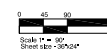
Landscape Areas



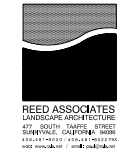
To Be Installed within 8 months of the Issuance of Amendment No. 10

Plants that may be used in the to-be-installed areas include, but are not limited to, the following species:

Scientific Name	Common Name
<i>Armeria maritima</i> ssp. <i>californica</i>	Sea Thrift
<i>Artemisia pycnocephala</i>	Beach Sagewort
<i>Aster chilensis</i>	California Aster
<i>Atriplex lentiformis</i> ssp. <i>breweri</i>	Brewer's Quail Bush
<i>Ceanothus griseus</i>	Carmel Creeper
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Deschampsia cespitosa</i>	Tufted Hairgrass
<i>Deschampsia cespitosa</i> ssp. <i>holciformis</i>	Pacific Hair Grass
<i>Distichlis spicata</i>	Salt Grass
<i>Dudleya farinosa</i>	Liveforever
<i>Eriogonum glaucum</i>	Seaside Daisy
<i>Eriophyllum stachaeifolium</i>	Lizard Tail
<i>Fragaria chiloensis</i>	Coastal Strawberry/Sand Strawberry
<i>Frankenia salina</i>	Alkali-heath
<i>Grindelia stricta</i> var. <i>angustifolia</i>	Pacific Gumpplant
<i>Heteromeles arbutifolia</i>	Toyon
<i>Limnium californicum</i>	Sea Lavender
<i>Lupinus varicolor</i>	Many Colored Lupine
<i>Mela-leuca quinquerivaria</i>	Cajuput Tree
<i>Pinus muricata</i>	Bishop Pine
<i>Populus species</i>	Poplar
<i>Rosmarinus officinalis</i>	Rosmary
<i>Salix species</i>	Willow
<i>Scrophularia californica</i>	Bee Plant
<i>Sedum spathulifolium</i>	Stonecrop
<i>Tristanopsis laurina</i>	Water Gum



BEFORE EXCAVATING, CALL 811
800-4-A-DIG (4634) FOR ALL
PLANNED WORK OPERATIONS



WESTPOINT HARBOR
REDWOOD CITY, CA

ISSUE	DATE
1	10/24/18



OWNERSHIP AND USE OF DOCUMENTS
All drawings, specifications and other material submitted by the Permittee are the property of the Permittee. The Permittee shall retain all rights in and to the material and shall be responsible for its protection. The Permittee shall not make any reproduction or distribution of the material without the written consent of the Permittee. The Permittee shall not use the material for any other project without the written consent of the Permittee. The Permittee shall not use the material for any other project without the written consent of the Permittee. The Permittee shall not use the material for any other project without the written consent of the Permittee.

Approved: *JY*
Drawn: *ds* Reviewed: *JY*
Project No. _____ Issue Date: 10/24/18
Scale: _____

Site Landscape Areas

L1.0

Sheet of

Pedestrian Connection between PS and WPH



Pacific Shores Development

Phase 3 Area

Guest Docks

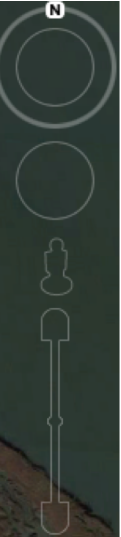
Surf 101 Sports
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Vehicular Entrance

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Remainder of Pond 10



Terms of Proposed Agreement

- Permit Compliance
- Termination of Enforcement Proceedings; Reservation of Rights
- Resolution of Public Records Act (PRA) Disputes
 - Dismissal of PRA Litigation Against the Commission
 - No Further Response to August 2018 PRA Requests
- Mutual Releases

Terms of Proposed Agreement

- Payments by Westpoint Harbor of \$150,000.
 - \$75,000 to the Bay Fill Clean-up and Abatement Fund; BCDC shall transfer \$75,000 to California Coastal Conservancy
 - \$75,000 to the Marine Science Institute